HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Quebec Region

Date Released: Fourth Quarter 2015

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2015		
Quebec	August 2015	September 2015
Trend[1], urban centres[2]	32,477	35,487
SAAR, urban centres[2]	35,803	45,298
	September 2014	September 2015
Actual, urban centres[2]		
September - Single-Detached	627	620
September - Multiples	2,598	3,978
September - Total	3,225	4,598
January to September - Single-Detached	5,539	4,821
January to September - Multiples	18,354	18,953
January to September - Total	23,893	23,774

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Québec Region
Third Quarter 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2015	1,898	484	286	0	97	3,278	0	4,355	1,735	12,311
Q3 2014	2,047	622	378	0	35	2,389	4	2,553	1,765	9,940
% Change	-7.3	-22.2	-24.3	n/a	177.1	37.2	-100.0	70.6	-1.7	23.9
Year-to-date 2015	4,821	1,698	768	0	271	7,007	5	9,006	3,580	27,354
Year-to-date 2014	5,539	2,066	1,039	0	141	9,082	27	5,514	3,847	27,740
% Change	-13.0	-17.8	-26.1	n/a	92.2	-22.8	-81.5	63.3	-6.9	-1.4
UNDER CONSTRUCTION										
Q3 2015	2,527	840	654	0	209	12,604	4	10,193	3,239	31,022
Q3 2014	2,728	1,000	946	0	117	12,209	12	6,517	3,072	27,125
% Change	-7.4	-16.0	-30.9	n/a	78.6	3.2	-66.7	56.4	5.4	14.4
COMPLETIONS										
Q3 2015	1,896	780	427	0	142	2,985	2	2,863	1,119	10,364
Q3 2014	2,448	842	422	0	121	5,181	21	2,486	1,057	12,638
% Change	-22.5	-7.4	1.2	n/a	17.4	-42.4	-90.5	15.2	5.9	-18.0
Year-to-date 2015	4,704	1,758	1,113	0	236	6,379	4	6,229	3,377	23,951
Year-to-date 2014	5,676	2,008	861	0	213	11,726	31	5,381	3,116	29,119
% Change	-17.1	-12.5	29.3	n/a	10.8	-45.6	-87.1	15.8	8.4	-17.7
COMPLETED & NOT ABSORBED										
Q3 2015	621	633	396	0	133	3,334	n/a	n/a	n/a	5,117
Q3 2014	581	574	321	0	77	3,637	n/a	n/a	n/a	5,190
% Change	6.9	10.3	23.4	n/a	72.7	-8.3	n/a	n/a	n/a	-1.4
ABSORBED										
Q3 2015	1,609	724	468	0	112	3,168	n/a	n/a	n/a	6,081
Q3 2014	2,008	742	391	0	96	4,724	n/a	n/a	n/a	7,961
% Change	-19.9	-2.4	19.7	n/a	16.7	-32.9	n/a	n/a	n/a	-23.6
Year-to-date 2015	3,664	1,591	1,014	0	191	6,770	n/a	n/a	n/a	13,230
Year-to-date 2014	4,537	1,705	840	0	178	10,879	n/a	n/a	n/a	18,139
% Change	-19.2	-6.7	20.7	n/a	7.3	-37.8	n/a	n/a	n/a	-27.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
Québec
Third Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Centres 100,000+											
Gatineau	165	144	56	84	39	49	262	143	522	420	24.3
Montréal	661	763	192	192	215	238	5,521	3,063	6,589	4,256	54.8
Québec	217	206	90	120	20	44	1,285	1,167	1,612	1,537	4.9
Saguenay	66	110	20	48	0	0	114	64	200	222	-9.9
Sherbrooke	88	88	20	20	11	4	66	163	185	275	-32.7
Trois-Rivières	49	63	14	34	4	4	89	120	156	221	-29.4
Centres 50,000 - 99,999											
Drummondville	66	72	8	2	0	0	24	23	98	97	1.0
Granby	55	39	12	32	5	5	40	62	112	138	-18.8
Rimouski	27	23	10	10	0	0	30	30	67	63	6.3
Saint-Hyacinthe	4	8	2	4	9	0	31	25	46	37	24.3
Saint-Jean-sur-Richelieu	29	31	4	4	4	0	31	15	68	50	36.0
Shawinigan	19	35	4	0	0	0	89	8	112	43	160.5
Centres 10,000 - 49,999											
Alma	0	13	0	4	0	0	0	0	0	17	-100.0
Amos	9	26	0	6	0	0	8	0	17	32	-46.9
Baie-Comeau	2	0	0	2	0	0	0	0	2	2	0.0
Cowansville	14	14	2	2	0	0	0	20	16	36	-55.6
Dolbeau-Mistassini	18	10	4	0	0	0	0	0	22	10	120.0
Gaspé	5	21	0	0	0	0	0	12	5	33	-84.8
Hawkesbury	0	1	0	2	0	0	0	0	0	3	-100.0
Joliette	18	38	8	2	0	0	26	22	52	62	-16.1
Lachute	6	4	0	0	0	0	6	0	12	4	200.0
La Tuque	1	1	0	0	0	0	0	0	1	1	0.0
Les Îles-de-la-Madeleine	1	0	0	0	0	0	0	0	1	0	n/a
Marieville	11	4	0	0	0	0	0	0	11	4	n/a
Matane	10	7	2	0	0	0	0	0	12	7	71.4
Mont-Laurier	12	11	0	0	0	0	0	0	12	11	9.1
Montmagny	7	2	0	0	0	0	8	0	15	2	**
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	15	7	2	4	0	0	13	0	30	11	172.7
Rawdon	22	20	0	4	0	0	11	4	33	28	17.9
Rivière-du-Loup	16	9	0	0	0	0	12	2	28	11	154.5
Roberval	2	6	0	0	0	0	0	0	2	6	-66.7
Rouyn-Noranda	43	53	6	0	0	0	16	10	65	63	3.2
Saint-Félicien	0	6	0	0	0	0	0	0	0	6	-100.0
Saint-Georges	17	29	8	18	0	0	12	41	37	88	-58.0
Saint-Lin-Laurentides	21	26	0	2	0	0	21	21	42	49	-14.3
Sainte-Adèle	31	2	0	0	0	0	36	0	67	2	**
Sainte-Agathe-des-Monts	1	0	0	0	0	0	0	0	1	0	n/a
Sainte-Marie	7	10	2	2	0	0	0	6	9	18	-50.0
Sainte-Sophie	40	38	0	0	0	0	9	9	49	47	4.3
Salaberry-de-Valleyfield	14	17	2	0	0	0	0	4	16	21	-23.8
Sept-Îles	6	5	2	4	0	0	0	3	8	12	-33.3
Sorel-Tracy	26	24	4	6	0	3	16	46	46	79	-41.8
Thetford Mines	4	12	2	0	0	0	6	0	12	12	0.0
Val d'Or	45	28	0	4	0	0	2	48	47	80	-41.3
Victoriaville	28	21	8	12	0	0	103	26	139	59	135.6
Total Québec (10,000+)	1,898	2,047	484	624	307	347	7,887	5,157	10,576	8,175	29.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Québec
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Gatineau	313	340	260	218	88	156	575	713	1,236	1,427	-13.4
Montréal	1,764	2,047	494	566	598	585	10,407	9,830	13,263	13,028	1.8
Québec	637	688	296	442	48	78	3,067	2,267	4,048	3,475	16.5
Saguenay	173	213	96	112	0	6	162	243	431	574	-24.9
Sherbrooke	230	277	132	130	71	72	545	371	978	850	15.1
Trois-Rivières	131	173	44	88	4	4	169	375	348	640	-45.6
Centres 50,000 - 99,999											
Drummondville	196	204	40	18	0	0	93	156	329	378	-13.0
Granby	96	97	62	108	5	13	111	153	274	371	-26.1
Rimouski	55	73	60	28	0	0	52	42	167	143	16.8
Saint-Hyacinthe	25	35	8	12	13	11	112	115	158	173	-8.7
Saint-Jean-sur-Richelieu	86	100	12	14	4	7	60	95	162	216	-25.0
Shawinigan	46	78	10	2	0	0	102	36	158	116	36.2
Centres 10,000 - 49,999											
Alma	9	34	14	20	0	0	9	2	32	56	-42.9
Amos	41	36	2	8	0	0	61	16	104	60	73.3
Baie-Comeau	3	4	0	2	0	0	0	0	3	6	-50.0
Cowansville	22	25	12	16	0	0	6	36	40	77	-48.1
Dolbeau-Mistassini	29	21	4	0	0	0	4	0	37	21	76.2
Gaspé	14	37	0	0	0	0	0	16	14	53	-73.6
Hawkesbury	1	3	2	12	0	0	0	0	3	15	-80.0
Joliette	50	86	14	20	0	0	214	75	278	181	53.6
Lachute	16	17	2	6	0	0	38	17	56	40	40.0
La Tuque	8	4	0	0	0	0	0	0	8	4	100.0
Les Îles-de-la-Madeleine	7	0	0	0	0	0	0	5	7	5	40.0
Marieville	11	11	0	6	0	0	0	0	11	17	-35.3
Matane	13	12	2	0	0	0	0	81	15	93	-83.9
Mont-Laurier	35	23	0	0	0	0	0	2	35	25	40.0
Montmagny	15	16	0	2	0	0	8	4	23	22	4.5
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	15	27	2	6	0	0	30	6	47	39	20.5
Rawdon	48	36	0	4	0	0	19	26	67	66	1.5
Rivière-du-Loup	39	26	6	8	3	0	24	60	72	94	-23.4
Roberval	8	13	2	0	0	0	0	6	10	19	-47.4
Rouyn-Noranda	76	97	6	0	0	0	21	71	103	168	-38.7
Saint-Félicien	6	15	0	0	0	0	0	0	6	15	-60.0
Saint-Georges	68	121	32	86	0	20	44	79	144	306	-52.9
Saint-Lin-Laurentides	94	98	6	10	0	0	69	126	169	234	-27.8
Sainte-Adèle	32	21	0	2	0	0	36	9	68	32	112.5
Sainte-Agathe-des-Monts	25	11	0	0	0	0	21	4	46	15	**
Sainte-Marie	24	15	20	14	0	0	0	6	44	35	25.7
Sainte-Sophie	117	117	2	0	0	0	20	21	139	138	0.7
Salaberry-de-Valleyfield	32	42	12	10	4	3	42	31	90	86	4.7
Sept-Îles	6	23	2	6	0	0	0	18	8	47	-83.0
Sorel-Tracy	78	71	22	42	0	6	59	50	159	169	-5.9
Thetford Mines	12	26	4	2	0	0	111	14	127	42	**
Val d'Or	48	48	0	4	0	0	2	54	50	106	-52.8
Victoriaville	67	78	24	54	0	0	116	84	207	216	-4.2
Total Québec (10,000+)	4,821	5,539	1,706	2,078	838	961	16,409	15,315	23,774	23,893	-0.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Québec
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Centres 100,000+								
Gatineau	39	49	0	0	104	81	158	62
Montréal	215	238	0	0	2,683	1,994	2,660	922
Québec	20	40	0	4	298	192	987	975
Saguenay	0	0	0	0	28	20	86	44
Sherbrooke	11	4	0	0	10	12	56	151
Trois-Rivières	4	4	0	0	57	80	32	40
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	6	0	18	23
Granby	5	5	0	0	24	0	16	62
Rimouski	0	0	0	0	24	6	6	24
Saint-Hyacinthe	9	0	0	0	0	17	31	8
Saint-Jean-sur-Richelieu	4	0	0	0	28	12	3	3
Shawinigan	0	0	0	0	12	4	77	4
Centres 10,000 - 49,999								
Alma	0	0	0	0	0	0	0	0
Amos	0	0	0	0	0	0	8	0
Baie-Comeau	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	0	20
Dolbeau-Mistassini	0	0	0	0	0	0	0	0
Gaspé	0	0	0	0	0	0	0	12
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	14	0	12	22
Lachute	0	0	0	0	0	0	6	0
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	0
Mont-Laurier	0	0	0	0	0	0	0	0
Montmagny	0	0	0	0	0	0	8	0
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	0	13	0
Rawdon	0	0	0	0	4	0	7	4
Rivière-du-Loup	0	0	0	0	12	2	0	0
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	0	0	0	0	16	10	0	0
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	8	12	33
Saint-Lin-Laurentides	0	0	0	0	4	0	17	21
Sainte-Adèle	0	0	0	0	0	0	36	0
Sainte-Agathe-des-Monts	0	0	0	0	0	0	0	0
Sainte-Marie	0	0	0	0	0	0	0	6
Sainte-Sophie	0	0	0	0	0	0	9	9
Salaberry-de-Valleyfield	0	0	0	0	0	0	0	4
Sept-Îles	0	0	0	0	0	2	0	1
Sorel-Tracy	0	3	0	0	16	13	0	33
Thetford Mines	0	0	0	0	6	0	0	0
Val d'Or	0	0	0	0	0	0	2	48
Victoriaville	0	0	0	0	8	4	95	22
Total Québec (10,000+)	307	343	0	4	3,354	2,457	4,355	2,553

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Québec
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Gatineau	88	156	0	0	241	428	334	285
Montréal	598	582	0	3	5,394	7,454	4,815	1,891
Québec	45	74	3	4	975	777	2,092	1,490
Saguenay	0	6	0	0	48	50	114	193
Sherbrooke	71	72	0	0	64	75	481	296
Trois-Rivières	4	4	0	0	70	174	99	201
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	23	7	70	149
Granby	5	13	0	0	48	16	63	137
Rimouski	0	0	0	0	24	10	28	32
Saint-Hyacinthe	13	11	0	0	32	66	80	49
Saint-Jean-sur-Richelieu	4	7	0	0	51	60	9	35
Shawinigan	0	0	0	0	22	4	80	32
Centres 10,000 - 49,999								
Alma	0	0	0	0	8	2	1	0
Amos	0	0	0	0	32	16	29	0
Baie-Comeau	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	12	6	24
Dolbeau-Mistassini	0	0	0	0	0	0	4	0
Gaspé	0	0	0	0	0	0	0	16
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	40	0	174	75
Lachute	0	0	0	0	26	0	12	17
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	2	0	3
Marieville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	81
Mont-Laurier	0	0	0	0	0	2	0	0
Montmagny	0	0	0	0	0	0	8	4
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	17	6	13	0
Rawdon	0	0	0	0	4	18	15	8
Rivière-du-Loup	3	0	0	0	12	2	12	58
Roberval	0	0	0	0	0	2	0	4
Rouyn-Noranda	0	0	0	0	18	44	3	27
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	4	0	16	0	20	44	59
Saint-Lin-Laurentides	0	0	0	0	4	0	65	126
Sainte-Adèle	0	0	0	0	0	2	36	7
Sainte-Agathe-des-Monts	0	0	0	0	6	4	15	0
Sainte-Marie	0	0	0	0	0	0	0	6
Sainte-Sophie	0	0	0	0	2	0	18	21
Salaberry-de-Valleyfield	4	3	0	0	6	12	36	19
Sept-Îles	0	0	0	0	0	2	0	16
Sorel-Tracy	0	6	0	0	20	15	39	35
Thetford Mines	0	0	0	0	6	8	105	6
Val d'Or	0	0	0	0	0	6	2	48
Victoriaville	0	0	0	0	12	20	104	64
Total Québec (10,000+)	835	938	3	23	7,205	9,316	9,006	5,514

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Québec
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Centres 100,000+								
Gatineau	255	268	109	90	158	62	522	420
Montréal	998	1,191	2,753	1,996	2,660	922	6,589	4,256
Québec	339	370	286	188	987	979	1,612	1,537
Saguenay	114	166	0	12	86	44	200	222
Sherbrooke	119	124	10	0	56	151	185	275
Trois-Rivières	69	103	55	78	32	40	156	221
Centres 50,000 - 99,999								
Drummondville	74	74	6	0	18	23	98	97
Granby	72	76	24	0	16	62	112	138
Rimouski	37	33	24	6	6	24	67	63
Saint-Hyacinthe	15	14	0	15	31	8	46	37
Saint-Jean-sur-Richelieu	37	35	28	12	3	3	68	50
Shawinigan	23	35	12	4	77	4	112	43
Centres 10,000 - 49,999								
Alma	0	17	0	0	0	0	0	17
Amos	9	32	0	0	8	0	17	32
Baie-Comeau	2	2	0	0	0	0	2	2
Cowansville	16	16	0	0	0	20	16	36
Dolbeau-Mistassini	22	10	0	0	0	0	22	10
Gaspé	5	21	0	0	0	12	5	33
Hawkesbury	0	3	0	0	0	0	0	3
Joliette	26	40	14	0	12	22	52	62
Lachute	6	4	0	0	6	0	12	4
La Tuque	1	1	0	0	0	0	1	1
Les Îles-de-la-Madeleine	1	0	0	0	0	0	1	0
Marieville	11	4	0	0	0	0	11	4
Matane	12	7	0	0	0	0	12	7
Mont-Laurier	12	11	0	0	0	0	12	11
Montmagny	7	2	0	0	8	0	15	2
Pembroke	0	0	0	0	0	0	0	0
Prévost	17	11	0	0	13	0	30	11
Rawdon	26	24	0	0	7	4	33	28
Rivière-du-Loup	16	11	12	0	0	0	28	11
Roberval	2	6	0	0	0	0	2	6
Rouyn-Noranda	53	63	12	0	0	0	65	63
Saint-Félicien	0	6	0	0	0	0	0	6
Saint-Georges	25	47	0	8	12	33	37	88
Saint-Lin-Laurentides	25	28	0	0	17	21	42	49
Sainte-Adèle	31	2	0	0	36	0	67	2
Sainte-Agathe-des-Monts	1	0	0	0	0	0	1	0
Sainte-Marie	9	12	0	0	0	6	9	18
Sainte-Sophie	40	38	0	0	9	9	49	47
Salaberry-de-Valleyfield	16	17	0	0	0	4	16	21
Sept-Îles	8	11	0	0	0	1	8	12
Sorel-Tracy	30	35	16	11	0	33	46	79
Thetford Mines	6	12	6	0	0	0	12	12
Val d'Or	45	32	0	0	2	48	47	80
Victoriaville	36	33	8	4	95	22	139	59
Total Québec (10,000+)	2,668	3,047	3,375	2,424	4,355	2,557	10,576	8,175

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Québec
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Gatineau	654	711	248	431	334	285	1,236	1,427
Montréal	2,674	3,151	5,574	7,498	4,817	1,894	13,263	13,028
Québec	1,004	1,214	949	765	2,095	1,496	4,048	3,475
Saguenay	307	353	10	28	114	193	431	574
Sherbrooke	445	503	52	49	481	298	978	850
Trois-Rivières	183	270	66	169	99	201	348	640
Centres 50,000 - 99,999								
Drummondville	238	225	21	4	70	149	329	378
Granby	165	220	46	14	63	137	274	371
Rimouski	115	101	24	10	28	32	167	143
Saint-Hyacinthe	46	62	32	62	80	49	158	173
Saint-Jean-sur-Richelieu	102	121	51	60	9	35	162	216
Shawinigan	56	80	22	4	80	32	158	116
Centres 10,000 - 49,999								
Alma	27	56	4	0	1	0	32	56
Amos	43	44	32	16	29	0	104	60
Baie-Comeau	3	6	0	0	0	0	3	6
Cowansville	34	41	0	12	6	24	40	77
Dolbeau-Mistassini	33	21	0	0	4	0	37	21
Gaspé	14	37	0	0	0	16	14	53
Hawkesbury	3	15	0	0	0	0	3	15
Joliette	64	106	40	0	174	75	278	181
Lachute	20	23	24	0	12	17	56	40
La Tuque	8	4	0	0	0	0	8	4
Les Îles-de-la-Madeleine	7	2	0	0	0	3	7	5
Marieville	11	17	0	0	0	0	11	17
Matane	15	12	0	0	0	81	15	93
Mont-Laurier	35	25	0	0	0	0	35	25
Montmagny	15	18	0	0	8	4	23	22
Pembroke	0	0	0	0	0	0	0	0
Prévost	17	33	17	6	13	0	47	39
Rawdon	52	58	0	0	15	8	67	66
Rivière-du-Loup	48	36	12	0	12	58	72	94
Roberval	10	15	0	0	0	4	10	19
Rouyn-Noranda	88	117	12	24	3	27	103	168
Saint-Félicien	6	15	0	0	0	0	6	15
Saint-Georges	100	211	0	20	44	75	144	306
Saint-Lin-Laurentides	104	108	0	0	65	126	169	234
Sainte-Adèle	32	25	0	0	36	7	68	32
Sainte-Agathe-des-Monts	31	15	0	0	15	0	46	15
Sainte-Marie	44	29	0	0	0	6	44	35
Sainte-Sophie	121	117	0	0	18	21	139	138
Salaberry-de-Valleyfield	44	55	10	12	36	19	90	86
Sept-Îles	8	31	0	0	0	16	8	47
Sorel-Tracy	102	121	18	13	39	35	159	169
Thetford Mines	16	28	6	8	105	6	127	42
Val d'Or	48	58	0	0	2	48	50	106
Victoriaville	95	134	8	18	104	64	207	216
Total Québec (10,000+)	7,287	8,644	7,278	9,223	9,011	5,541	23,774	23,893

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Québec
Third Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Centres 100,000+											
Gatineau	114	127	96	86	28	66	331	245	569	524	8.6
Montréal	713	997	210	300	388	305	3,335	5,076	4,646	6,678	-30.4
Québec	176	281	140	172	48	21	936	1,207	1,300	1,681	-22.7
Saguenay	85	79	66	30	0	7	114	206	265	322	-17.7
Sherbrooke	80	136	62	56	16	44	447	169	605	405	49.4
Trois-Rivières	78	81	26	26	0	4	131	227	235	338	-30.5
Centres 50,000 - 99,999											
Drummondville	84	100	20	6	0	3	48	64	152	173	-12.1
Granby	47	27	32	22	0	0	78	83	157	132	18.9
Rimouski	25	24	24	16	0	0	6	12	55	52	5.8
Saint-Hyacinthe	12	18	0	8	4	0	80	82	96	108	-11.1
Saint-Jean-sur-Richelieu	32	51	4	10	4	0	66	61	106	122	-13.1
Shawinigan	19	28	6	0	0	0	25	15	50	43	16.3
Centres 10,000 - 49,999											
Alma	5	17	10	14	0	0	0	2	15	33	-54.5
Amos	17	10	2	4	0	0	33	16	52	30	73.3
Baie-Comeau	2	3	0	0	0	0	0	0	2	3	-33.3
Cowansville	9	12	10	4	0	0	12	8	31	24	29.2
Dolbeau-Mistassini	12	5	2	0	0	0	4	0	18	5	**
Gaspé	6	13	0	0	0	0	0	7	6	20	-70.0
Hawkesbury	2	0	2	4	0	0	0	0	4	4	0.0
Joliette	19	36	8	8	0	0	124	44	151	88	71.6
Lachute	7	7	2	2	0	0	30	14	39	23	69.6
La Tuque	3	1	0	0	0	0	0	0	3	1	200.0
Les Îles-de-la-Madeleine	2	0	0	0	0	0	0	0	2	0	n/a
Marieville	2	6	0	4	0	0	0	0	2	10	-80.0
Matane	2	3	0	0	0	0	0	0	2	3	-33.3
Mont-Laurier	20	11	0	0	0	0	4	0	24	11	118.2
Montmagny	9	8	0	0	0	0	0	66	9	74	-87.8
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	4	12	2	2	0	0	4	0	10	14	-28.6
Rawdon	15	17	0	2	0	0	3	0	18	19	-5.3
Rivière-du-Loup	11	9	0	2	0	0	12	0	23	11	109.1
Roberval	3	6	0	0	0	0	0	2	3	8	-62.5
Rouyn-Noranda	24	25	2	0	0	0	6	24	32	49	-34.7
Saint-Félicien	6	7	0	0	0	0	8	0	14	7	100.0
Saint-Georges	31	50	14	18	0	16	4	20	49	104	-52.9
Saint-Lin-Laurentides	45	45	2	6	0	0	53	48	100	99	1.0
Sainte-Adèle	7	10	0	2	0	0	15	38	22	50	-56.0
Sainte-Agathe-des-Monts	14	5	0	0	0	0	21	0	35	5	**
Sainte-Marie	9	6	8	6	0	0	0	6	17	18	-5.6
Sainte-Sophie	52	41	4	0	0	0	7	8	63	49	28.6
Salaberry-de-Valleyfield	15	23	8	6	0	3	123	15	146	47	**
Sept-Îles	2	12	0	0	0	0	0	7	2	19	-89.5
Sorel-Tracy	28	26	14	18	0	6	12	14	54	64	-15.6
Thetford Mines	6	6	0	2	0	0	0	6	6	14	-57.1
Val d'Or	12	26	0	0	0	0	0	0	12	26	-53.8
Victoriaville	30	41	10	26	0	0	3	4	43	71	-39.4
Total Québec (10,000+)	1,896	2,448	786	862	488	475	6,075	7,796	9,245	11,581	-20.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Québec
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Gatineau	295	315	264	146	86	118	644	1,045	1,289	1,624	-20.6
Montréal	1,847	2,245	474	622	782	540	7,399	10,920	10,502	14,327	-26.7
Québec	503	644	330	450	103	51	2,006	2,376	2,942	3,521	-16.4
Saguenay	166	183	90	80	0	13	186	341	442	617	-28.4
Sherbrooke	234	276	122	140	64	111	586	364	1,006	891	12.9
Trois-Rivières	124	179	70	92	4	4	380	401	578	676	-14.5
Centres 50,000 - 99,999											
Drummondville	229	236	46	26	0	3	147	170	422	435	-3.0
Granby	84	85	56	56	18	8	106	162	264	311	-15.1
Rimouski	56	67	50	40	0	0	112	68	218	175	24.6
Saint-Hyacinthe	28	28	10	22	24	14	212	159	274	223	22.9
Saint-Jean-sur-Richelieu	76	105	10	10	10	0	135	109	231	224	3.1
Shawinigan	32	71	12	8	0	0	29	57	73	136	-46.3
Centres 10,000 - 49,999											
Alma	18	29	24	20	0	0	19	22	61	71	-14.1
Amos	32	33	2	4	0	0	33	40	67	77	-13.0
Baie-Comeau	4	6	0	0	0	0	0	0	4	6	-33.3
Cowansville	24	27	16	16	0	0	54	40	94	83	13.3
Dolbeau-Mistassini	22	16	2	0	0	0	4	0	28	16	75.0
Gaspé	15	36	0	0	0	0	0	17	15	53	-71.7
Hawkesbury	3	2	2	10	0	0	0	0	5	12	-58.3
Joliette	50	86	18	18	0	0	179	87	247	191	29.3
Lachute	16	21	4	8	0	0	36	30	56	59	-5.1
La Tuque	6	3	0	0	0	0	0	0	6	3	100.0
Les Îles-de-la-Madeleine	5	20	0	2	0	0	2	12	7	34	-79.4
Marieville	5	7	0	8	0	4	1	3	6	22	-72.7
Matane	5	13	0	0	0	0	0	4	5	17	-70.6
Mont-Laurier	46	24	0	2	0	0	4	6	50	32	56.3
Montmagny	13	16	0	0	8	0	3	66	24	82	-70.7
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	19	32	12	4	0	0	4	12	35	48	-27.1
Rawdon	33	34	0	2	0	0	26	36	59	72	-18.1
Rivière-du-Loup	30	32	4	14	0	0	24	12	58	58	0.0
Roberval	8	12	4	0	0	0	0	8	12	20	-40.0
Rouyn-Noranda	73	81	2	6	0	0	79	26	154	113	36.3
Saint-Félicien	11	20	0	0	0	0	8	16	19	36	-47.2
Saint-Georges	70	88	40	60	0	20	55	47	165	215	-23.3
Saint-Lin-Laurentides	97	101	6	12	0	0	118	142	221	255	-13.3
Sainte-Adèle	30	38	0	2	0	0	35	41	65	81	-19.8
Sainte-Agathe-des-Monts	22	18	0	0	0	0	29	0	51	18	183.3
Sainte-Marie	26	15	26	28	0	0	24	14	76	57	33.3
Sainte-Sophie	131	124	4	0	0	0	24	24	159	148	7.4
Salaberry-de-Valleyfield	33	41	14	12	0	3	170	60	217	116	87.1
Sept-Îles	9	25	0	0	0	0	1	18	10	43	-76.7
Sorel-Tracy	73	69	22	62	4	9	49	124	148	264	-43.9
Thetford Mines	20	25	0	2	0	0	6	22	26	49	-46.9
Val d'Or	16	54	6	2	0	0	7	12	29	68	-57.4
Victoriaville	65	94	30	54	0	0	58	276	153	424	-63.9
Total Québec (10,000+)	4,704	5,676	1,772	2,040	1,103	898	12,994	17,389	20,573	26,003	-20.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Québec
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Centres 100,000+								
Gatineau	28	66	0	0	229	156	102	89
Montréal	388	302	0	3	2,269	4,086	952	930
Québec	48	21	0	0	278	613	622	594
Saguenay	0	7	0	0	20	44	94	162
Sherbrooke	16	44	0	0	73	37	374	132
Trois-Rivières	0	4	0	0	39	102	92	125
Centres 50,000 - 99,999								
Drummondville	0	3	0	0	4	0	44	64
Granby	0	0	0	0	26	32	52	51
Rimouski	0	0	0	0	0	4	6	8
Saint-Hyacinthe	4	0	0	0	8	48	72	34
Saint-Jean-sur-Richelieu	4	0	0	0	24	38	42	23
Shawinigan	0	0	0	0	10	2	15	13
Centres 10,000 - 49,999								
Alma	0	0	0	0	0	2	0	0
Amos	0	0	0	0	32	16	1	0
Baie-Comeau	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	12	8
Dolbeau-Mistassini	0	0	0	0	0	0	4	0
Gaspé	0	0	0	0	0	3	0	4
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	0	15	124	29
Lachute	0	0	0	0	24	0	6	14
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	0
Mont-Laurier	0	0	0	0	4	0	0	0
Montmagny	0	0	0	0	0	0	0	66
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	3	0	1	0
Rawdon	0	0	0	0	0	0	3	0
Rivière-du-Loup	0	0	0	0	0	0	12	0
Roberval	0	0	0	0	0	2	0	0
Rouyn-Noranda	0	0	0	0	2	24	4	0
Saint-Félicien	0	0	0	0	0	0	8	0
Saint-Georges	0	0	0	16	0	12	4	8
Saint-Lin-Laurentides	0	0	0	0	3	0	50	48
Sainte-Adèle	0	0	0	0	2	0	13	38
Sainte-Agathe-des-Monts	0	0	0	0	8	0	13	0
Sainte-Marie	0	0	0	0	0	0	0	6
Sainte-Sophie	0	0	0	0	2	0	5	8
Salaberry-de-Valleyfield	0	3	0	0	0	0	123	15
Sept-Îles	0	0	0	0	0	0	0	7
Sorel-Tracy	0	6	0	0	2	14	10	0
Thetford Mines	0	0	0	0	0	0	0	6
Val d'Or	0	0	0	0	0	0	0	0
Victoriaville	0	0	0	0	0	0	3	4
Total Québec (10,000+)	488	456	0	19	3,062	5,250	2,863	2,486

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Québec
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Gatineau	86	118	0	0	497	754	147	291
Montréal	782	533	0	7	4,938	8,967	2,347	1,893
Québec	103	51	0	0	497	1,306	1,473	1,023
Saguenay	0	13	0	0	60	64	126	277
Sherbrooke	64	111	0	0	98	117	488	247
Trois-Rivières	4	4	0	0	72	160	308	241
Centres 50,000 - 99,999								
Drummondville	0	3	0	0	11	10	136	160
Granby	18	8	0	0	26	38	80	124
Rimouski	0	0	0	0	50	16	62	52
Saint-Hyacinthe	24	14	0	0	89	84	123	75
Saint-Jean-sur-Richelieu	10	0	0	0	62	61	73	48
Shawinigan	0	0	0	0	10	22	19	35
Centres 10,000 - 49,999								
Alma	0	0	0	0	4	2	15	20
Amos	0	0	0	0	32	16	1	24
Baie-Comeau	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	14	54	26
Dolbeau-Mistassini	0	0	0	0	0	0	4	0
Gaspé	0	0	0	0	0	10	0	7
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	8	27	171	60
Lachute	0	0	0	0	30	10	6	20
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	2	0	0	12
Marieville	0	4	0	0	0	0	1	3
Matane	0	0	0	0	0	0	0	4
Mont-Laurier	0	0	0	0	4	0	0	6
Montmagny	8	0	0	0	2	0	1	66
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	3	0	1	12
Rawdon	0	0	0	0	20	26	6	10
Rivière-du-Loup	0	0	0	0	0	0	24	12
Roberval	0	0	0	0	0	2	0	6
Rouyn-Noranda	0	0	0	0	10	26	69	0
Saint-Félicien	0	0	0	0	0	0	8	16
Saint-Georges	0	4	0	16	18	22	37	25
Saint-Lin-Laurentides	0	0	0	0	3	0	115	142
Sainte-Adèle	0	0	0	0	8	2	27	39
Sainte-Agathe-des-Monts	0	0	0	0	10	0	19	0
Sainte-Marie	0	0	0	0	6	8	18	6
Sainte-Sophie	0	0	0	0	2	8	22	16
Salaberry-de-Valleyfield	0	3	0	0	17	32	153	28
Sept-Îles	0	0	0	0	0	6	1	12
Sorel-Tracy	4	9	0	0	10	47	39	77
Thetford Mines	0	0	0	0	0	0	6	22
Val d'Or	0	0	0	0	6	12	1	0
Victoriaville	0	0	0	0	10	32	48	244
Total Québec (10,000+)	1,103	875	0	23	6,615	11,901	6,229	5,381

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intented Market
Québec
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Centres 100,000+								
Gatineau	232	283	235	152	102	89	569	524
Montréal	1,220	1,532	2,360	4,153	952	933	4,646	6,678
Québec	355	460	287	627	622	594	1,300	1,681
Saguenay	165	118	6	42	94	162	265	322
Sherbrooke	160	242	71	29	374	134	605	405
Trois-Rivières	108	113	35	100	92	125	235	338
Centres 50,000 - 99,999								
Drummondville	106	106	2	3	44	64	152	173
Granby	77	51	26	30	54	51	157	132
Rimouski	49	40	0	4	6	8	55	52
Saint-Hyacinthe	16	28	8	46	72	34	96	108
Saint-Jean-sur-Richelieu	40	61	24	38	42	23	106	122
Shawinigan	25	30	10	0	15	13	50	43
Centres 10,000 - 49,999								
Alma	15	33	0	0	0	0	15	33
Amos	19	14	32	16	1	0	52	30
Baie-Comeau	2	3	0	0	0	0	2	3
Cowansville	19	16	0	0	12	8	31	24
Dolbeau-Mistassini	14	5	0	0	4	0	18	5
Gaspé	6	13	0	3	0	4	6	20
Hawkesbury	4	4	0	0	0	0	4	4
Joliette	27	44	0	15	124	29	151	88
Lachute	9	9	24	0	6	14	39	23
La Tuque	3	1	0	0	0	0	3	1
Les Îles-de-la-Madeleine	2	0	0	0	0	0	2	0
Marieville	2	10	0	0	0	0	2	10
Matane	2	3	0	0	0	0	2	3
Mont-Laurier	20	11	4	0	0	0	24	11
Montmagny	9	8	0	0	0	66	9	74
Pembroke	0	0	0	0	0	0	0	0
Prévost	6	14	3	0	1	0	10	14
Rawdon	15	19	0	0	3	0	18	19
Rivière-du-Loup	11	11	0	0	12	0	23	11
Roberval	3	8	0	0	0	0	3	8
Rouyn-Noranda	28	25	0	24	4	0	32	49
Saint-Félicien	6	7	0	0	8	0	14	7
Saint-Georges	45	72	0	8	4	24	49	104
Saint-Lin-Laurentides	50	51	0	0	50	48	100	99
Sainte-Adèle	9	12	0	0	13	38	22	50
Sainte-Agathe-des-Monts	22	5	0	0	13	0	35	5
Sainte-Marie	17	12	0	0	0	6	17	18
Sainte-Sophie	58	41	0	0	5	8	63	49
Salaberry-de-Valleyfield	23	32	0	0	123	15	146	47
Sept-Îles	2	12	0	0	0	7	2	19
Sorel-Tracy	44	52	0	12	10	0	54	64
Thetford Mines	6	8	0	0	0	6	6	14
Val d'Or	12	26	0	0	0	0	12	26
Victoriaville	40	67	0	0	3	4	43	71
Total Québec (10,000+)	3,103	3,712	3,127	5,302	2,865	2,507	9,245	11,581

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intented Market
Québec
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Gatineau	633	599	509	734	147	291	1,289	1,624
Montréal	3,006	3,273	5,035	9,092	2,347	1,902	10,502	14,327
Québec	945	1,129	488	1,322	1,473	1,023	2,942	3,521
Saguenay	282	286	34	54	126	277	442	617
Sherbrooke	430	543	86	99	490	249	1,006	891
Trois-Rivières	200	277	70	158	308	241	578	676
Centres 50,000 - 99,999								
Drummondville	277	264	9	11	136	160	422	435
Granby	156	149	26	36	82	126	264	311
Rimouski	106	107	50	16	62	52	218	175
Saint-Hyacinthe	72	66	79	82	123	75	274	223
Saint-Jean-sur-Richelieu	93	115	65	61	73	48	231	224
Shawinigan	44	83	10	18	19	35	73	136
Centres 10,000 - 49,999								
Alma	42	51	4	0	15	20	61	71
Amos	34	37	32	16	1	24	67	77
Baie-Comeau	4	6	0	0	0	0	4	6
Cowansville	40	43	0	14	54	26	94	83
Dolbeau-Mistassini	24	16	0	0	4	0	28	16
Gaspé	15	40	0	6	0	7	15	53
Hawkesbury	5	12	0	0	0	0	5	12
Joliette	68	104	8	27	171	60	247	191
Lachute	20	39	30	0	6	20	56	59
La Tuque	6	3	0	0	0	0	6	3
Les Îles-de-la-Madeleine	7	22	0	0	0	12	7	34
Marieville	5	19	0	0	1	3	6	22
Matane	5	13	0	0	0	4	5	17
Mont-Laurier	46	26	4	0	0	6	50	32
Montmagny	23	16	0	0	1	66	24	82
Pembroke	0	0	0	0	0	0	0	0
Prévost	31	36	3	0	1	12	35	48
Rawdon	49	46	4	16	6	10	59	72
Rivière-du-Loup	34	46	0	0	24	12	58	58
Roberval	12	14	0	0	0	6	12	20
Rouyn-Noranda	85	89	0	24	69	0	154	113
Saint-Félicien	11	20	0	0	8	16	19	36
Saint-Georges	112	152	16	22	37	41	165	215
Saint-Lin-Laurentides	106	113	0	0	115	142	221	255
Sainte-Adèle	32	42	6	0	27	39	65	81
Sainte-Agathe-des-Monts	32	18	0	0	19	0	51	18
Sainte-Marie	52	43	6	8	18	6	76	57
Sainte-Sophie	137	126	0	6	22	16	159	148
Salaberry-de-Valleyfield	45	56	19	32	153	28	217	116
Sept-Îles	9	31	0	0	1	12	10	43
Sorel-Tracy	99	140	10	47	39	77	148	264
Thetford Mines	20	27	0	0	6	22	26	49
Val d'Or	22	62	6	6	1	0	29	68
Victoriaville	99	146	6	32	48	246	153	424
Total Québec (10,000+)	7,575	8,545	6,615	11,939	6,233	5,412	20,573	26,003

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Québec
Third Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Drummondville													
Q3 2015	2	2.9	26	37.1	26	37.1	9	12.9	7	10.0	70	205,000	227,565
Q3 2014	3	3.6	30	35.7	17	20.2	20	23.8	14	16.7	84	227,500	252,004
Year-to-date 2015	2	1.6	45	35.2	43	33.6	21	16.4	17	13.3	128	212,500	236,303
Year-to-date 2014	10	5.4	66	35.9	37	20.1	39	21.2	32	17.4	184	220,000	244,917
Granby													
Q3 2015	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	-	322,686
Q3 2014	0	0.0	3	11.5	4	15.4	4	15.4	15	57.7	26	230,000	314,515
Year-to-date 2015	0	0.0	0	0.0	5	12.8	13	33.3	21	53.8	39	290,000	331,961
Year-to-date 2014	1	1.1	7	7.9	16	18.0	13	14.6	52	58.4	89	300,000	318,204
Rimouski[1]													
Q3 2015	0	0.0	1	6.7	2	13.3	4	26.7	8	53.3	15	-	323,128
Q3 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	284,091
Year-to-date 2015	0	0.0	3	8.1	10	27.0	9	24.3	15	40.5	37	-	341,651
Year-to-date 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	215,000	264,377
Saint-Hyacinthe													
Q3 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
Q3 2014	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	-	392,688
Year-to-date 2015	0	0.0	0	0.0	3	33.3	1	11.1	5	55.6	9	-	-
Year-to-date 2014	0	0.0	0	0.0	2	14.3	1	7.1	11	78.6	14	-	392,688
Saint-Jean-sur-Richelieu													
Q3 2015	0	0.0	1	3.4	0	0.0	2	6.9	26	89.7	29	360,000	388,370
Q3 2014	0	0.0	0	0.0	1	2.4	13	31.7	27	65.9	41	320,000	334,356
Year-to-date 2015	0	0.0	1	1.4	6	8.5	11	15.5	53	74.6	71	350,000	362,108
Year-to-date 2014	0	0.0	0	0.0	7	8.8	27	33.8	46	57.5	80	307,500	320,042
Shawinigan													
Q3 2015	0	0.0	4	36.4	4	36.4	1	9.1	2	18.2	11	-	247,952
Q3 2014	1	2.9	16	47.1	11	32.4	0	0.0	6	17.6	34	200,000	232,742
Year-to-date 2015	0	0.0	10	40.0	9	36.0	3	12.0	3	12.0	25	-	220,390
Year-to-date 2014	9	12.5	32	44.4	15	20.8	4	5.6	12	16.7	72	200,000	241,070
Gatineau CMA													
Q3 2015	0	0.0	1	1.7	3	5.0	8	13.3	48	80.0	60	422,500	427,594
Q3 2014	0	0.0	0	0.0	4	3.1	20	15.7	103	81.1	127	390,000	413,753
Year-to-date 2015	0	0.0	5	2.0	9	3.7	24	9.8	207	84.5	245	400,000	433,885
Year-to-date 2014	0	0.0	2	0.6	13	3.9	54	16.4	261	79.1	330	380,000	405,744
Montréal CMA													
Q3 2015	0	0.0	9	1.4	35	5.3	64	9.8	547	83.5	655	400,000	444,752
Q3 2014	1	0.1	13	1.6	62	7.5	131	15.8	623	75.1	830	370,000	419,677
Year-to-date 2015	1	0.1	14	1.0	84	5.7	173	11.7	1,201	81.5	1,473	400,000	441,696
Year-to-date 2014	3	0.2	35	2.0	131	7.5	276	15.7	1,312	74.7	1,757	370,000	417,000
Québec CMA													
Q3 2015	2	1.9	1	1.0	5	4.8	21	20.2	75	72.1	104	372,500	386,137
Q3 2014	1	0.6	2	1.1	19	10.6	54	30.2	103	57.5	179	310,000	359,655
Year-to-date 2015	2	0.6	5	1.5	24	7.1	95	28.1	212	62.7	338	350,000	366,595
Year-to-date 2014	5	1.1	12	2.8	54	12.4	149	34.2	216	49.5	436	295,000	343,829

Source: CMHC (Market Absorption Survey)

[1]This centre is new to our survey as of 2013

Table 4: Absorbed Single-Detached Units by Price Range in Québec
Third Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saguenay CMA													
Q3 2015	0	0.0	1	2.6	15	39.5	9	23.7	13	34.2	38	250,000	282,007
Q3 2014	1	1.6	6	9.5	31	49.2	15	23.8	10	15.9	63	225,000	241,630
Year-to-date 2015	0	0.0	7	8.1	32	37.2	20	23.3	27	31.4	86	250,000	282,946
Year-to-date 2014	3	2.1	15	10.6	64	45.4	37	26.2	22	15.6	141	225,000	241,273
Sherbrooke CMA													
Q3 2015	0	0.0	0	0.0	1	7.1	3	21.4	10	71.4	14	-	327,707
Q3 2014	0	0.0	5	3.8	31	23.7	40	30.5	55	42.0	131	290,000	312,853
Year-to-date 2015	2	2.1	4	4.2	7	7.4	23	24.2	59	62.1	95	322,500	339,738
Year-to-date 2014	5	1.9	18	6.9	60	23.2	70	27.0	106	40.9	259	280,000	303,552
Trois-Rivières CMA													
Q3 2015	0	0.0	6	18.2	8	24.2	8	24.2	11	33.3	33	250,000	267,887
Q3 2014	5	5.4	26	28.3	29	31.5	14	15.2	18	19.6	92	220,000	263,579
Year-to-date 2015	1	1.3	13	17.1	15	19.7	21	27.6	26	34.2	76	265,000	288,995
Year-to-date 2014	12	6.3	53	27.7	66	34.6	24	12.6	36	18.8	191	215,000	249,960
Total Urban Centres in Québec (50,000+)													
Q3 2015	4	0.4	50	4.8	100	9.6	132	12.7	754	72.5	1,040	370,000	402,959
Q3 2014	12	0.7	104	6.3	214	13.1	316	19.3	992	60.6	1,638	325,000	370,331
Year-to-date 2015	8	0.3	107	4.1	247	9.4	414	15.8	1,846	70.4	2,622	360,000	399,655
Year-to-date 2014	49	1.4	251	6.9	489	13.5	704	19.4	2,127	58.8	3,620	325,000	364,161

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Quebec
Third Quarter 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	4,081	-4.1	5,818	14,963	13,073	44.5	262,884	1.8	271,104
	February	6,333	-1.2	5,790	15,828	13,075	44.3	263,727	-0.2	268,436
	March	7,949	-2.9	5,627	16,785	13,194	42.6	263,754	-0.4	267,930
	April	7,805	-9.1	5,418	14,664	13,047	41.5	267,369	0.3	268,303
	May	7,624	-6.4	5,733	15,343	13,582	42.2	276,861	2.7	273,473
	June	6,386	1.6	5,954	11,973	13,434	44.3	274,014	1.4	270,250
	July	5,498	2.7	6,114	12,122	13,601	45.0	276,308	1.5	272,052
	August	4,775	-2.3	6,095	11,606	13,392	45.5	271,591	0.8	270,275
	September	5,376	8.9	6,070	14,354	13,481	45.0	270,799	1.3	270,574
	October	5,420	2.0	5,959	13,521	13,417	44.4	277,789	1.7	274,491
	November	5,070	3.1	6,128	11,295	13,623	45.0	278,857	5.3	277,538
	December	4,314	10.2	5,963	7,990	13,565	44.0	273,440	0.6	272,965
2015	January	3,927	-3.8	5,848	15,165	13,444	43.5	263,752	0.3	271,793
	February	6,304	-0.5	5,889	15,737	13,144	44.8	266,844	1.2	272,151
	March	8,582	8.0	6,130	16,950	13,189	46.5	269,986	2.4	274,196
	April	8,530	9.3	6,286	15,092	13,451	46.7	272,443	1.9	273,884
	May	8,170	7.2	6,375	14,685	13,327	47.8	276,871	0.0	273,983
	June	6,991	9.5	6,186	12,500	13,515	45.8	278,743	1.7	274,752
	July	5,460	-0.7	6,226	11,981	13,391	46.5	278,469	0.8	274,795
	August	5,113	7.1	6,247	11,517	13,210	47.3	280,230	3.2	278,832
	September	5,418	0.8	6,133	13,776	13,119	46.7	281,896	4.1	280,923
	October									
	November									
	December									
	Q3 2014	15,649	3.1	18,279	38,082	40,474	45.2	272,976	1.2	270,714
	Q3 2015	15,991	2.2	18,606	37,274	39,720	46.8	280,193	2.6	274,202
	YTD 2014	55,827	-2.1		127,638			269,741	1.0	
	YTD 2015	58,495	4.8		127,403			274,386	1.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Level of Economic Indicators for Québec, Third Quarter 2015

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2014	January - March	591	3.1	5.2	4,065.8	7.7	7,758	104.9	812	34,390,528	90.18
	April - June	570	3.1	4.8	4,043.5	7.9	16,165	98.8	816	36,719,885	92.39
	July - September	570	3.1	4.8	4,056.1	7.9	13,419	88.9	818	37,764,338	90.97
	October - December	570	3.1	4.8	4,060.5	7.6	-1,410	82.6	812	37,227,836	87.43
2015	January - March	568	3.0	4.8	4,090.1	7.4	3,802	105.8	814	34,469,213	79.20
	April - June	561	2.9	4.6	4,098.4	7.7	11,304	104.7	824	37,044,827	81.10
	July - September	561	2.9	4.6	4,099.6	7.8		96.4	843		75.79
	October - December										

Table 6.1: Growth[(1)] of Economic Indicators for Québec, Third Quarter 2015

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2014	January - March	-0.5	0.1	0.0	0.1	0.3	-18.0	8.6	2.8	4.1	-8.5
	April - June	-3.4	0.1	-0.4	-0.4	0.3	-5.4	-2.6	3.3	8.1	-4.7
	July - September	-4.6	0.0	-0.5	0.4	0.0	35.2	-18.6	3.2	8.9	-5.7
	October - December	-5.2	0.0	-0.6	-0.4	0.0	53.1	-14.2	1.0	4.6	-7.7
2015	January - March	-3.8	-0.2	-0.4	0.6	-0.3	-51.0	0.9	0.2	0.2	-12.2
	April - June	-1.5	-0.3	-0.2	1.4	-0.2	-30.1	5.9	1.0	0.9	-12.2
	July - September	-1.5	-0.3	-0.2	1.1	-0.1		8.4	3.2		-16.7
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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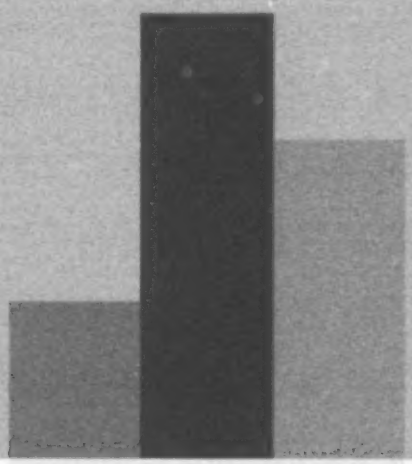

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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